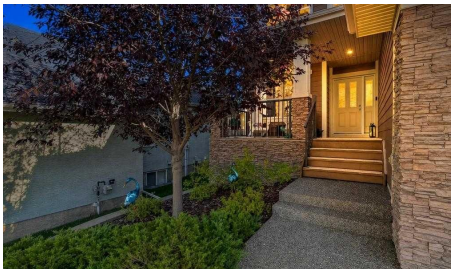
12 Crestridge Rise SW

Calgary | Active | MLS® A2355349

$989,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2011**	**2,605.5 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to 12 Crestridge Rise SW, a beautifully maintained NuVista-built home with outstanding curb appeal in the sought-after community of Crestmont. Built in 2011, this well-cared-for home impresses from the moment you arrive, offering 3 bedrooms, 2.5 bathrooms and a triple garage. The main floor features a dedicated office and flexible living space, along with an open-concept living area anchored by a warm fireplace and a massive island perfect for entertaining. Granite countertops, a gas range and newer appliances complete the kitchen. Upstairs, the primary bedroom features an ensuite with a double vanity and soaker tub plus a generous walk-in closet. Two additional bedrooms and a spacious bonus room provide plenty of space to gather and relax. Notable updates include luxury vinyl plank flooring and carpet (2024), interior paint (2024), a fridge and dryer (2024), hot water tank (2024), central vacuum and attachments (2024), and a pergola (2023). Central air conditioning, two furnaces and a whole-home water filtration system add everyday comfort. The rooftop solar panels are owned outright offering energy efficiency and the potential for long-term savings. A 200-amp electrical panel and an EV charger in the triple garage make this home future-ready. Step outside to an expansive deck with sport flooring, an inviting pergola and a gas hookup for the barbecue. Mature trees surround the backyard creating a private garden oasis for outdoor dining and relaxing. Hardie Board siding adds texture and a timeless finish to the home's exterior. The unfinished basement is ready for your creativity, with room to shape the space around your family’s needs. Crestmont offers parks, pathways and playgrounds in a peaceful west Calgary setting, with convenient access to Stoney Trail, WinSport, Calgary Farmers’ Market West and the route to Banff and the Rocky Mountains. This is a place to gather, make memories and grow into the years ahead.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355349
Bedrooms	3
Bathrooms	3
Year Built	2011
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,605.5 sq. ft.
Main Level Finished Area:	1,220 sq. ft.
Below Grade Finished Area:	1,220 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,974 sq. ft.
Lot Frontage:	52'2"
Front Exposure:	West
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2011 (Age: 15)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0610812
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	NuVista Homes
New Constr.:	No

Construction Material:	Cement Fiber Board, Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	3
Parking:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Private Electric Vehicle Charging Station(s), Side By Side, Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Sink, Upper Level
HOA Fee:	$367.50
City Quadrant:	Southwest
Community:	Crestmont
Amenities:	Clubhouse
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 9' × 5'9" ·
Main Floor	Den · 15' × 9' ·
Main Floor	Living Room · 17'5" × 14'1" ·

Main Floor	Dining Room · 13' × 11'1" ·
Main Floor	Kitchen · 14'6" × 13' ·
Main Floor	Mud Room · 11'7" × 8'9" ·
Upper Level	Bedroom - Primary · 13'7" × 13'5" ·
Upper Level	Bedroom · 13' × 10'1" ·
Upper Level	Bedroom · 12'3" × 11'8" ·
Upper Level	Bonus Room · 16'6" × 15' ·
Upper Level	Laundry · 9' × 6' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Few Trees, Landscaped, Lawn, No Back Lane, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-crestridge-rise-sw-calgary-a2355349/

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